

III.A.2

MEMO TO: City Council

FROM: Rosemarie Ives, Mayor

DATE: September 6, 2005

SUBJECT: **ORDINANCE: ADOPT FINDINGS OF FACT TO EXTEND THE EMERGENCY INTERIM SIGN ORDINANCES NO. 2253 AND 2254 THROUGH MARCH 15, 2006**

I. RECOMMENDED ACTION

Hold a public hearing and by motion adopt an ordinance (Attachment A) with Findings of Fact to allow a continuation of emergency interim sign regulations through March 16, 2006. This ordinance will extend the limitation on the display of freestanding signs within specified residential zones, place restrictions on the display of all portable commercial signs, and clarify the definition of political signs.

II. DEPARTMENT CONTACT PERSONS

Roberta Lewandowski, Director, Planning and Community Development, 425-556-2447
Jim Roberts, Assistant Director, Planning and Community Development, 425-556-2424
Deborah Farris, Code Compliance Officer, 425-556-2465
James Haney, City Attorney, 206-447-7000

III. DESCRIPTION/BACKGROUND

On March 15, 2005, City Council adopted Emergency Interim Sign Ordinance No. 2253 (Attachment B). On March 22, 2005, Emergency Interim Sign Ordinance No. 2254 (Attachment C) was adopted. City Council held a public hearing on May 3, 2005, and chose to continue the interim sign regulations through September 15, 2005 and to refer these regulations to the Planning Commission for further review.

Ordinance No. 2253 limits the number of portable real estate signs, commercial signs and construction signs to one (1) six-square-foot sign per business. These signs may only be displayed between the hours of 8:00 a.m. and 5:00 p.m. This ordinance also clarifies the definition of political signs.

Ordinance No. 2254 clarifies the permissibility of displaying freestanding signs within residential zoning districts.

In response to the real estate industry's concern that one (1) portable real estate sign falls short of the number of signs perceived to be needed by those in the industry, City Council directed staff to draft a supportable ordinance, based upon studies and data, that

would address the real estate industry's concerns. This alternative approach was to be presented to the Planning Commission for review and recommendations, alongside Ordinances No. 2253 and 2254. Completing work on the additional ordinances has taken more time than originally anticipated; therefore, staff is requesting that the ordinances already in effect be extended through March 16, 2006.

IV. IMPACT

- A. **Service Delivery:** Extending both emergency interim sign ordinances through March 16, 2006 would continue the regulations that address aesthetics, safety issues, and equal regulatory treatment of all portable commercial signs. The extension would also provide additional time for staff to prepare the additional alternative ordinance, thereby being able to submit all three ordinances to the Planning Commission for review. (The Planning Commission will schedule a public hearing before making its recommendation to the City Council.)
- B. **Fiscal:** None. At this time the workload for the code compliance officers has returned to what it was prior to January 2004.

V. ALTERNATIVES TO STAFF RECOMMENDATION

- A. **Do not adopt findings and conclusions, and allow both emergency interim ordinances to expire.** The Council is required to hold a public hearing and adopt findings and conclusions in order to extend the emergency ordinances through March 16, 2006. If the Council does not do so, the emergency ordinances will expire. This would mean the City would be back in the same situation as prior to adoption of the emergency ordinances, (i.e., the City would be without any regulations pertaining to portable or temporary signs). This would allow the proliferation of signs to increase steadily over time until a final decision as to the constitutionality of Redmond's original sign ordinance is handed down from the 9th Circuit Court of Appeals.
- B. **Revise the findings of fact, and amend the emergency ordinances as appropriate to better reflect Council policy interest.** The Council could, based on the testimony received at the hearing, amend the emergency ordinances, and craft revised findings and conclusions to address Council concerns about the current provisions.

VI. TIME CONSTRAINTS

The emergency interim ordinances, amending the sign code, will expire on September 15, 2005, unless extended or made permanent by the City Council.

City Council

RE: ORDINANCE: ADOPT FINDINGS OF FACT TO EXTEND THE EMERGENCY INTERIM SIGN

ORDINANCES NO. 2253 AND 2254 THROUGH MARCH 16, 2006

September 6, 2005

Page 3

VII. LIST OF ATTACHMENTS

Attachment A: Proposed Ordinance

Attachment B: Ordinance No. 2253

Attachment C: Ordinance No. 2254

/s/
Roberta Lewandowski, Planning Director

8/22/05
Date

Approved for Council Agenda: /s/
Rosemarie Ives, Mayor

8/22/05
Date

ATTACHMENT A

:jeh
08/31/05

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF REDMOND, WASHINGTON, DECLARING THE CONTINUED EXISTENCE OF AN EMERGENCY; EXTENDING THE INTERIM AMENDMENTS TO THE CITY'S SIGN REGULATIONS ADOPTED BY ORDINANCES 2253 AND 2254 THROUGH MARCH 15, 2006, ADOPTING FINDINGS IN SUPPORT OF SUCH EXTENSION AND INTERIM AMENDMENTS; PROVIDING FOR SEVERABILITY AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, Ordinances 2253 and 2254 of the City of Redmond, passed by the City Council on March 15 and March 22, 2005, respectively, adopted certain interim amendments to the City's sign regulations relating to portable signs and freestanding signs, and

WHEREAS, after holding a public hearing on May 15, 2005, the City Council adopted Findings and Conclusions in support of Ordinances 2253 and 2254, and

WHEREAS, the interim regulations adopted by Ordinances 2253 and 2254 are set to expire on September 15, 2005, and

WHEREAS, additional time is necessary to develop alternatives to the interim regulations and to process such alternatives through the City's Planning Commission for consideration by the City Council, and

WHEREAS, the City Council held a public hearing on extension of the interim regulations on September 6, 2005, and after considering all testimony received, determined to extend the interim regulations as provided herein, now, therefore,

THE CITY COUNCIL OF THE CITY OF REDMOND, WASHINGTON,
HEREBY ORDAINS AS FOLLOWS:

Section 1. Extension of Interim Sign Code Amendments. The interim amendments to Sections 20D.160.10-050, 20D.10-160-060 and 20A.20.160 of the Redmond Community Development Guide and Redmond Municipal Code, as adopted by Ordinances 2253 and 2254, passed by the City Council on March 15 and March 22, 2005, respectively, are hereby extended and made effective through March 15, 2006, unless sooner replaced by permanent regulations adopted by subsequent ordinance. The said interim amendments shall automatically expire on the date set forth in the preceding sentence unless further extended.

Section 2. Adoption of Findings. In support of the extension of the interim amendments provided for in Section 1 above, the City Council hereby re-adopts the findings adopted in support of Ordinances 2253 and 2254 on May 15, 2005, together with the recitals of this ordinance.

Section 4. Severability. If any section, sentence, clause or phrase of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this ordinance.

Section 5. Effective Date – Declaration of Emergency. For the reasons set forth in the findings adopted by the City Council in support of Ordinances 2253 and 2254 on May 15, 2005 and for the reasons set forth in the recitals to this ordinance, the City Council hereby finds and declares that an emergency continues to exist which necessitates that this ordinance become effective immediately in order to preserve the public health, safety and welfare. This ordinance shall become effective immediately upon passage. The City Clerk is directed to publish a summary of this ordinance at the earliest possible publication date.

APPROVED:

MAYOR ROSEMARIE M. IVES

ATTEST/AUTHENTICATED:

CITY CLERK, MALISA FILES

APPROVED AS TO FORM:

CITY ATTORNEY JAMES E. HANEY

FILED WITH THE CITY CLERK:
PASSED BY THE CITY COUNCIL:
PUBLISHED:
EFFECTIVE DATE:
ORDINANCE NO.

ATTACHMENT B

0020.90000

JZL

6/28/04

02/28/05jeh

ORDINANCE NO. 2253

ORIGINAL

AN ORDINANCE OF THE CITY OF REDMOND, WASHINGTON, AMENDING CHAPTERS 20D.160.10 AND 20A.20 OF THE REDMOND COMMUNITY DEVELOPMENT GUIDE; ADOPTING INTERIM REGULATIONS FOR PORTABLE SIGNAGE; CLARIFYING THE DEFINITION OF POLITICAL SIGNS; DECLARING AN EMERGENCY; PROVIDING FOR SEVERABILITY; SETTING A PUBLIC HEARING DATE; AND PROVIDING FOR IMMEDIATE EFFECT.

WHEREAS, the City of Redmond has adopted and codified at RCDG 20D.160.10-090 a general prohibition on most commercial portable signs; and

WHEREAS, RCDG 20D.160.10-090 was challenged by legal complaint dated July 22, 2003; and

WHEREAS, the United States District Court for the Western District of Washington issued a preliminary injunction against continued enforcement of the City's portable sign prohibition on January 21, 2004; and

WHEREAS, the District Court issued a permanent injunction against enforcement of the City's portable sign prohibition on June 15, 2004; and

WHEREAS, the City has appealed the District Court's decision to the Ninth Circuit Court of Appeals, but no decision is anticipated on the City's appeal until late 2005; and

WHEREAS, a significant proliferation of portable signage has occurred within the Redmond community since issuance of the District Court's preliminary injunction order; and

WHEREAS, the City Council desires to minimize the aesthetic and traffic safety problems posed by portable signage to the extent permissible under the District Court's ruling; and

WHEREAS, the City Council seeks to adopt and immediately implement temporary time, place and manner restrictions on portable signs until the City can promulgate a permanent regulatory scheme for such signage; NOW, THEREFORE,

THE CITY COUNCIL OF THE CITY OF REDMOND, WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. Amendment of RCDG 20D.160.10-090. Section 20D.160.10-090(3) of the Redmond Community Development Guide is hereby amended to provide in its entirety as follows:

20D.160.10-090 Prohibited Signs.

The following signs are prohibited:

....

(3) Portable Signs. Portable signs not meeting the requirements of RCDG 20D.160.10-060 are prohibited. This prohibition includes, but is not limited to, portable reader boards, signs on trailers and sandwich boards.

....

Section 2. Amendment of RCDG 20D.160.10-060. Section 20D.160.10-060 of the Redmond Community Development Guide is hereby amended to provide in its entirety as follows:

20D.160.10-060 Permitted Temporary Signs.

Temporary signs, exempt from RCDG 20D.160.10-050 unless otherwise provided, are permitted in any zoning district subject to the following requirements:

(1) Portable commercial, real estate and construction signs. Portable signs advertising construction project sites, business locations, and the sale or lease of commercial or residential premises are permitted only as follows:

(a) Number. No more than one (1) portable commercial, real estate or construction portable sign shall be allowed for each business location, construction project site, or real estate unit offered for sale or lease. PROVIDED, that a maximum of one portable sign shall be allowed for any multi-unit residential apartment complex notwithstanding the number of rental units therein currently available for lease.

(b) Size. Commercial, real estate and construction portable signs shall not exceed six square feet per sign face, and no such sign shall contain more than two sign faces. Commercial, real estate and construction portable signs shall not exceed six feet in height, measured from the pre-existing ground level to the top of the sign.

(c) Location. No commercial, real estate or construction portable sign shall be located within vehicle lanes, bikeways, trails, sidewalks, median strips, or impede drivers' vision. No commercial, real estate or construction portable sign shall block driveways or be affixed to utility poles, trees or traffic signs.

(e) Festoons prohibited. The use of balloons, festoons, flags, pennants, lights or any other attached display on a commercial, real estate or construction portable sign is prohibited.

(f) Animation prohibited. No commercial, real estate or construction portable sign shall be displayed while being rotated, waved, or otherwise in motion.

(g) Duration. No commercial, real estate or construction portable sign shall be displayed between the hours of 5:00 p.m. and 8:00 a.m.

(2) Major Land Use Action Notice. Where required by RCDG Title 20F, public notice signs which describe proposed major land use actions and public hearing dates are permitted. The sign or signs shall comply with the standards contained in RCDG Title 20F.

(3) Political Signs.

(a) On-Premises Signs. On-premises political signs located at the headquarters of a political party, candidate for public elective office, or a public issue decided by ballot are permitted. All on-premises political signs shall comply with the dimensional and locational requirements of the sign district in which located.

(b) Off-Premises Signs.

(i) Location. Permits for political signs are not required. Political signs may not be placed on private property without the permission of the property owner. In parking strips and public rights-of-way where the placement of a political sign may be fairly attributed to a neighboring property owner, permission of that owner must first be obtained prior to placement. Political signs may not be located so as to impede driver vision or represent an obstruction or hazard to vehicular or pedestrian traffic. On public property not part of the public right-of-way, relevant City departments may designate an area or areas for the placement of political signs in order to ensure that placement will not interfere with the intended use of that land.

(ii) Size/Spacing. Political signs shall not exceed six square feet in size. No political sign may exceed six feet in height, measured from the pre-existing ground level to the top of the sign.

(iii) Removal of Election Signs. Off-premises political signs shall be removed within seven days of the date of the election to which the sign pertains. Failure to remove political signs within the time limit provided shall constitute a violation of this code and shall be punishable as such. In the event that City personnel are required to remove signs from public rights-of-way after expiration of the time limit for removal, all costs associated with such removal shall be the responsibility of the candidate or campaign organization for whom the sign was posted and shall be collected in addition to any other penalty applicable to failure to remove the sign.

(iv) Public Works Projects. The Public Works Department may remove signs from public rights-of-way in order to conduct periodic maintenance activities. Signs removed for this purpose may be picked up at the City's Maintenance and Operations Center and returned to their prior location if still within the removal deadline. The Public Works Department may permanently remove political signs from public rights-of-way for the purpose of carrying out major public works projects. Political signs removed for this purpose will be held and made available for pick up at the

City's Maintenance and Operations Center until 14 days following the next occurring election.

(v) Removal of Signs in Disrepair. The Public Works Department may remove any sign which is in a state of disrepair from the public right-of-way or public property at any time. For purposes of this subsection, a sign is in a state of disrepair if it is ripped, torn, broken, faded, obliterated, obscured, dilapidated, blown down, knocked over or in any other state in which its message has ceased to be readable or legible.

(vi) Notification. Persons interested in locating off-premises political signs within the City shall first notify the City Clerk of their intent to do so and obtain a copy of the City's political sign regulations.

(4) Temporary Window Signs. Temporary window signs shall not be included in the sign area for each facade, provided that such signs do not exceed the smaller of a total of 50 square feet or 10 percent of the window area.

(5) Signs on Kiosks. Temporary signs on kiosks are permitted but the signs shall not exceed four square feet in area.

(6) Temporary Uses and Secondary Uses of Schools, Churches, or Community Buildings. Temporary signs relating directly to allowed temporary uses under these regulations and secondary uses of schools, churches, or community buildings may be permitted for a period not to exceed the operation of the use. The signs need not be processed through the Design Review Board and are subject to the following requirements:

(a) Signs must be portable in nature.

(b) No more than one on-premises sign and one off-premises sign shall be permitted per temporary use, except by virtue of having been in consistent operation prior to the existence of this chapter, and due to the fact numerous individual operators participate in the operation, the open air crafts and farmer's market, commonly known as the Saturday Market, shall be allowed two on-premises signs in addition to one off-premises sign.

(c) No sign shall exceed six square feet per sign face.

(d) Maximum sign height shall be six feet measured from the pre-existing ground level to the top of the sign.

(e) Signs shall not be portable readerboard types, electrical or neon. Only indirect lighting is allowed.

(f) Sandwich board or "A" board signs may be used in compliance with this subsection, Temporary Uses and Secondary Uses of Schools, Churches, or Community Buildings, provided they are used only during the days the temporary or secondary use occurs and are removed after the use ceases for each day.

(g) Signs shall be secured with an approved tie down.

(h) Signs shall be approved by the Planning Director before they are used. If a temporary use permit is required, this review shall take place as part of the temporary use application decision.

Section 3. Amendment of RCDG 20A.20.160. The definition of "Political Sign" contained in Section 20A.20.160 of the Redmond Community Development Guide is hereby amended to provide in its entirety as follows:

20A.20.160 "P" Definitions.

....

Political Sign.

A sign which exclusively and solely advertises a candidate or candidate's public elective office, a political party, or promotes a position on a public, social or ballot issue.

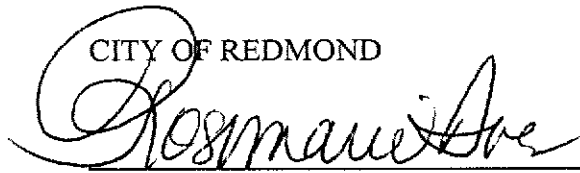
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Section 4. Declaration of Emergency — Effective Date. The City Council hereby finds and declares that an emergency exists necessitating this ordinance to become effective immediately in order to preserve the public health, safety and welfare. This ordinance shall therefore become effective immediately upon passage. The City Clerk is directed to publish a summary of this ordinance at the earliest possible publication date.

Section 5. Sunset Clause. The interim regulations established herein shall expire on September 15, 2005 unless extended or made permanent by the City Council.

Section 6. Public Hearing. Pursuant to RCW 35A.63.220 and RCW 36.70A.390, a public hearing regarding the interim regulations contained herein is hereby set for May 3, 2005 at 8:00 p.m. or as soon thereafter as the business of the Council shall permit. The City Council shall adopt findings and conclusions in support of this ordinance immediately after the conclusion of said hearing.

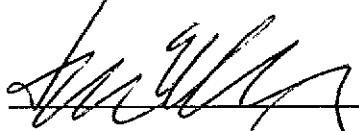
Section 7. Severability. If any section, sentence, clause or phrase of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this ordinance.

CITY OF REDMOND

MAYOR ROSEMARIE IVES

ATTEST/AUTHENTICATED:


CITY CLERK, BONNIE MATTSON

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY:

By: 

| | |
|-----------------------------|----------------|
| FILED WITH THE CITY CLERK: | March 10, 2005 |
| PASSED BY THE CITY COUNCIL: | March 15, 2005 |
| SIGNED BY THE MAYOR: | March 15, 2005 |
| PUBLISHED: | March 21, 2005 |
| EFFECTIVE DATE: | March 15, 2005 |
| ORDINANCE NO. 2253 | |

ATTACHMENT C

0020.90000
JZL/gjz
3/18/05

ORDINANCE NO. 2254

AN ORDINANCE OF THE CITY OF REDMOND, WASHINGTON, ADOPTING AN INTERIM ZONING REGULATION PURSUANT TO RCW 35A.63.220 AND RCW 36.70A.390; AMENDING CHAPTER 20D.160.10. OF THE REDMOND COMMUNITY DEVELOPMENT GUIDE; IMPOSING LIMITATIONS ON THE DISPLAY OF FREESTANDING SIGNS WITHIN SPECIFIED RESIDENTIAL ZONING DISTRICTS; SETTING FORTH FINDINGS IN SUPPORT OF SAID LIMITATIONS; DECLARING AN EMERGENCY; SETTING A PUBLIC HEARING DATE; AND PROVIDING FOR IMMEDIATE EFFECT.

WHEREAS, the City Council adopted Ordinance No. 2253 at its March 15, 2005 regular meeting; and

WHEREAS, Ordinance No. 2253 adopted an interim time, place and manner regulatory framework for the display of portable signs, with the intention of affording equivalent regulatory treatment to real estate, construction and other types of commercial signage; and

WHEREAS, Ordinance No. 2253 replaced the City's previous regulations governing the display of temporary real estate signs; and

WHEREAS, RCDG 20D.160.10-050 currently authorizes the display of freestanding and projecting signs within various commercial, industrial and other zoning districts, but does not expressly authorize the display of such signage within most residential zones; and

WHEREAS, the City Council seeks to clarify the permissibility of displaying freestanding signs within residential zoning districts, subject to similar regulatory constraints applicable to commercial signage in general;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF REDMOND, WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. Findings. The City Council hereby adopts by reference the recitals contained herein as findings in support of this ordinance. The City Council further makes the following findings:

A. The June 15, 2004 summary judgment ruling of the United States District Court for the Western District of Washington in case no. C03-2080Z invalidated the City's portable signage regulations.

B. The City has appealed the District Court's ruling to the United States Court of Appeals for the Ninth Circuit, which has not yet rendered a decision in the case.

C. The City Council adopted Ordinance No. 2253 on March 15, 2005 for the purpose of establishing an interim regulatory framework for portable signage until the City's appeal has been resolved.

D. To ensure compliance with the District Court's June 15, 2004 ruling, Ordinance No. 2253 afforded roughly equivalent regulatory treatment to all types of portable commercial signage.

E. Ordinance No. 2253 replaced the City's previous regulations regarding freestanding real estate signs in most residential zoning districts.

F. The freestanding signage regulations codified at RCDG 20D.160.10.-050 do not specifically address freestanding signs in most residential zoning districts.

G. Amendment of RCDG 20D.160.10.-050 as provided herein is necessary in order to ensure equivalent regulatory treatment of real estate and other types of commercial signage pursuant to the District Court's June 15, 2004 ruling.

H. RCW 35A.63.220 and RCW 36.70A.390 authorize municipalities to adopt interim zoning ordinances and to afford such ordinances immediate effect.

I. An emergency exists requiring this ordinance to take effect immediately upon adoption.

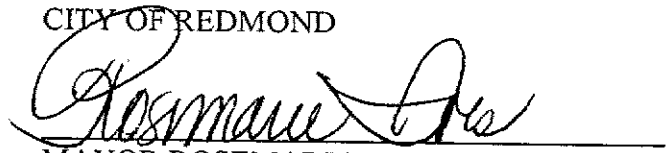
Section 2. Interim Amendment of RCDG 20D.160.10-050. Section 20D.160.10-050 of the Redmond Community Development Guide is hereby amended to provide in its entirety as indicated in Exhibit A, attached hereto and incorporated herein by this reference as if set forth in full.

Section 3. Sunset; Effective Date. The revision to RCDG 20D.160.10-050 effected by Section 2 of this ordinance shall take effect immediately, and shall sunset automatically on September 15, 2005 if not extended by the City Council.

Section 4. Public Hearing. A public hearing regarding the interim zoning regulation established under this ordinance is hereby set for May 3, 2005 at 8:00 p.m. in the Redmond City Council chambers.

Section 5. Severability. If any section, sentence, clause or phrase of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this ordinance.

CITY OF REDMOND



MAYOR ROSEMARIE IVES

ATTEST/AUTHENTICATED:

Bonnie Mattson

CITY CLERK, BONNIE MATTSON

APPROVED AS TO FORM:

OFFICE OF THE CITY ATTORNEY:

By: *Augusta Belbeck*
for James E. Haney

| | |
|-----------------------------|----------------|
| FILED WITH THE CITY CLERK: | March 21, 2005 |
| PASSED BY THE CITY COUNCIL: | March 22, 2005 |
| SIGNED BY THE MAYOR: | March 22, 2005 |
| PUBLISHED: | March 28, 2005 |
| EFFECTIVE DATE: | March 22, 2005 |
| ORDINANCE NO. <u>2254</u> | |

EXHIBIT A

20D.160.10-050 Sign Requirements per Zoning District.

The chart entitled "Sign Requirements per Zoning Districts" establishes sign type, area, height and location requirements for the various zoning districts and is incorporated as a part of this section.

| Signs | Zoning Districts | | | | |
|---|--|---|---|--|--|
| | GC; CB; CC-3; CC-4; CC-5; GDD, ODD, DD; Convenience Commercial Cluster | CC-1; CC-2; NC; MP; I; BP; OV R-20; R-30 | Nonresidential in A; UR; RA-5; R-1 - R-18; CC-6 | Single- Family Residential in A; UR; RA-5; R-1 - R-18; CC-6 | Multi- Family Residential in A; UR; RA-5; R-1 - R-18; CC-6 |
| Number of Signs | | | | | |
| Maximum Number of Freestanding or Projecting Signs per Street Frontage per Establishment* | 1 | 1 | 1 | 1** | 1** |
| Freestanding Signs | | | | | |
| Minimum Setback (feet) | 5 | 5 | 10 | 6 | 6 |
| Maximum Height (feet) | A height equal to the sign setback up to 10 feet | A height equal to the sign setback up to 10 feet | 10 | 6 | 6 |
| Maximum Size per Sign Face (square feet) | The smaller of 1% of the average gross floor area or 1 sq. ft. per 4 feet of street frontage where the sign is to be placed up to a maximum of 75 sq. ft.; but in any event, 25 sq. ft. is permitted | The smaller of 1% of the average gross floor area of 1 sq. ft. per 4 feet of street frontage where the sign is to be placed up to a maximum of 50 sq. ft.; but in any event, 25 sq. ft. is permitted. | 25 | 6 | 32 |
| Maximum Number of Sign Faces | 4 | 4 | 2 | 2 | 2 |
| Wall Signs | | | | | |
| Maximum Area (square feet) | The larger of 15% of the façade to which attached or 60 sq. ft. up to a maximum of 300 sq. ft. | The larger of 30 sq. ft. or 15% of the façade to which the sign is attached up to a maximum of 100 sq. ft. | 60 | | |
| Maximum Height (feet) | Top of the wall or façade to which attached | Top of the wall or façade to which attached | 20 | | |

| Projecting Signs | | | | | |
|--|---|---|----|--|--|
| Maximum Area per Sign Face (sq. ft.) | 15 | 15 | 25 | | |
| Maximum Area Total All Sign Faces (sq. ft.) | 30 | 30 | 50 | | |
| Maximum Height (feet) | Top of the wall or façade to which attached | Top of the wall or façade to which attached | 20 | | |
| Note: Individual businesses in multiple building complexes not permitted to have freestanding signs. | | | | | |

* For single-family residential sites, an establishment shall be comprised of an individual single-family lot. For multi-family residential sites, an establishment shall be comprised of a multiple-family complex.

** Allowed only for premises devoted entirely to residential uses. Signs must relate solely to on-premises activity, including but not limited to sales of the underlying premises. No permit shall be required for such signs. Nothing herein shall be construed as authorizing the display of signs otherwise prohibited under applicable provisions of this code, including but not limited to home occupation signs.